

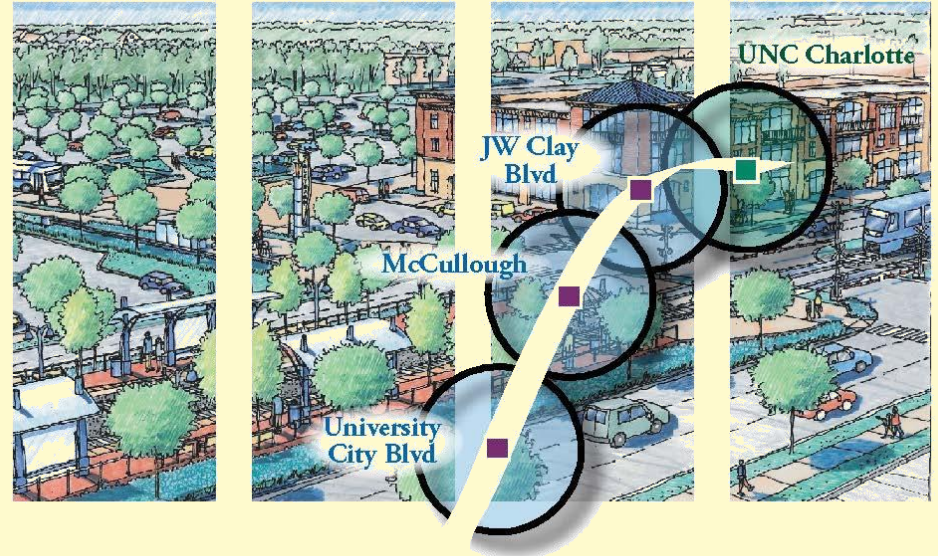


# University City Area Plan

Transportation and Planning Committee

February 9, 2015

- Review of TAP Questions
- Policy Recommendations
  - Outside Transit Station Areas
- Next Steps



## **TAP Committee Questions:**

- Covered last meeting:
  - *How were policies developed? Market Study?*
  - *Who have we worked with? UNC Charlotte?*
  - *Land Use Planning Enhancements - "pain points"?*
- Today:
  - Notification?
  - Multi-use paths vs. Sidewalks?
  - Origin of new street name, Periwinkle Hill Avenue?
  - Protection of established neighborhoods?
- Future:
  - Implementation? Rezoning?

## **How do we notify the community about the plan?**

- 14,000+ postcards sent along the alignment
  - Worked with CATS to develop this list
  - Sent prior to each meeting and through review and adoption
- Electronic sign-in and email distribution list
- Neighborhood Organization Contact List
- Planning Commission and City Council
- University City Partners
- Project website
- CATS social media and quarterly newsletters
- Postcards in Planning Department for walk-ins
- Newspaper articles
- Press releases for meetings
- Community meetings



## Multi-use paths vs. Sidewalks?



### Multi-Use Paths:

- Can cost the same or more than current designs
  - Right of Way
  - Maintenance
  - Signage
- Many streets are not suitable for parallel pathways
  - Multiple Driveways
  - Intersections
  - Obstacles

## Origin of new street name Periwinkle Hill Avenue?

University City Blvd.  
Transit Station Area

I-85

Ikea Blvd.

University City Blvd.

Future  
Parking  
Deck

Transit Station

N. Tryon St.

Sandy Ave.

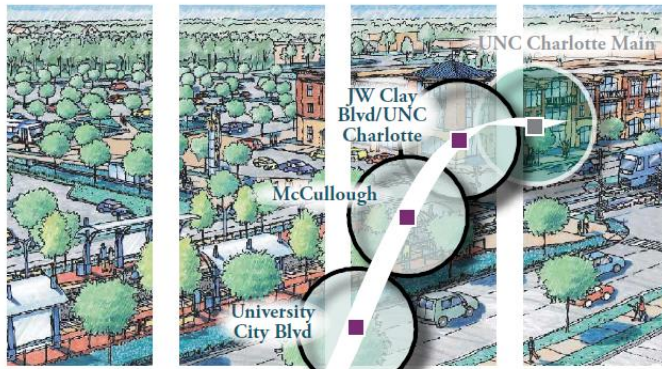
- Naming was required as part of our land development process
- In this case CATS is the developer.
- The street name is a placeholder and will likely be changed.



# University City Area Plan Plan Format

## *Volume 1: Introduction*

## *Volume 2: Concept Plan*



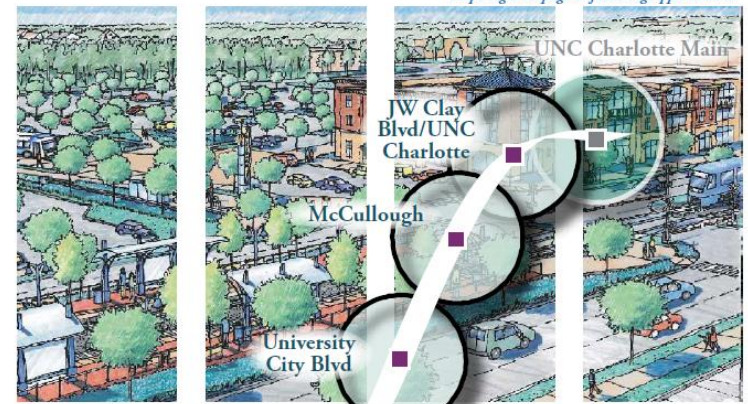
- Adopted by City Council
- Vision
- Policies for land use, design, mobility, open space
- Used in future land use decisions

## *Volume 3: Implementation Guide*

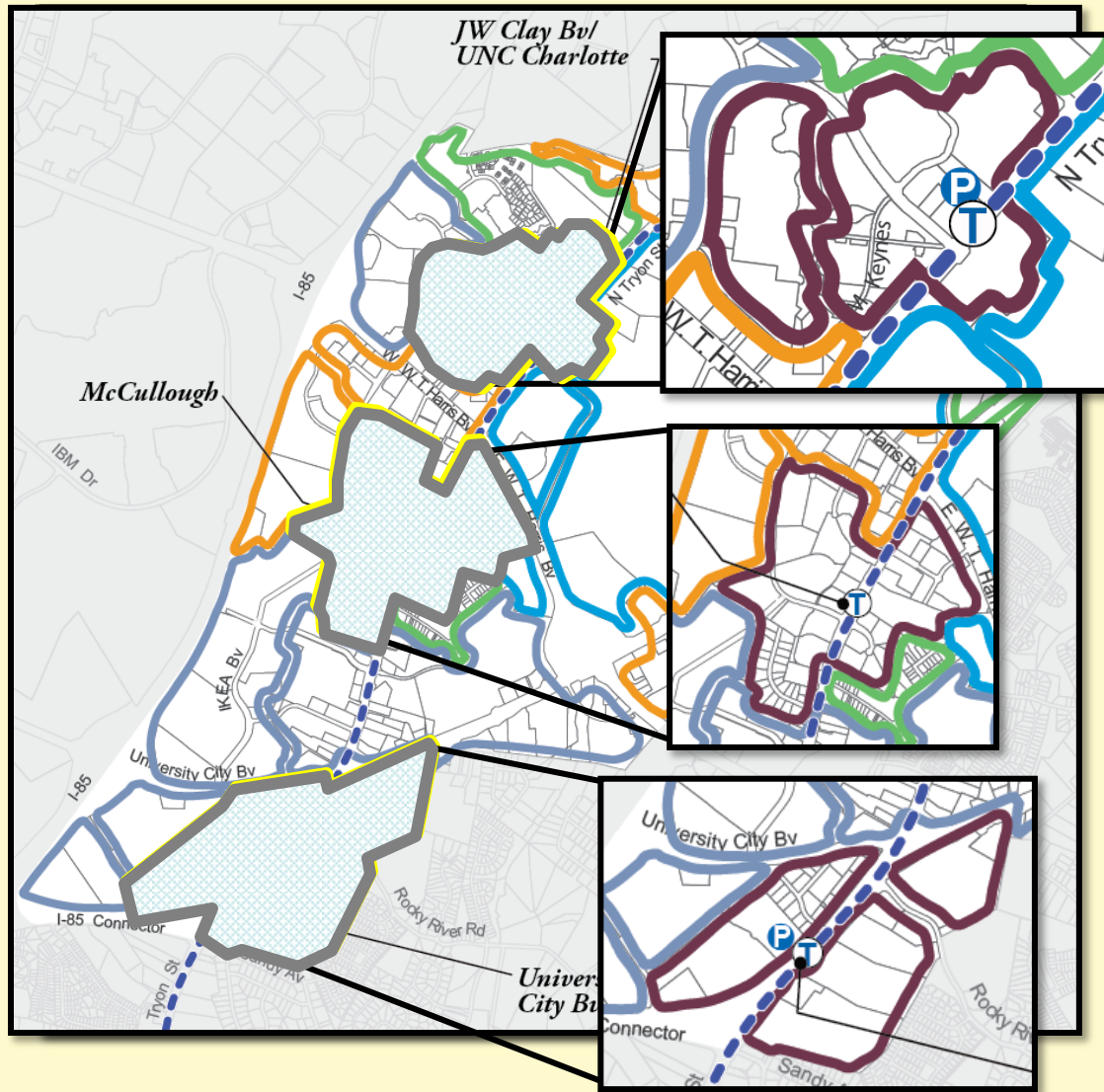
## *Volume 4: Adopted Plans and Policies*

## *Volume 5: Appendix (existing conditions)*

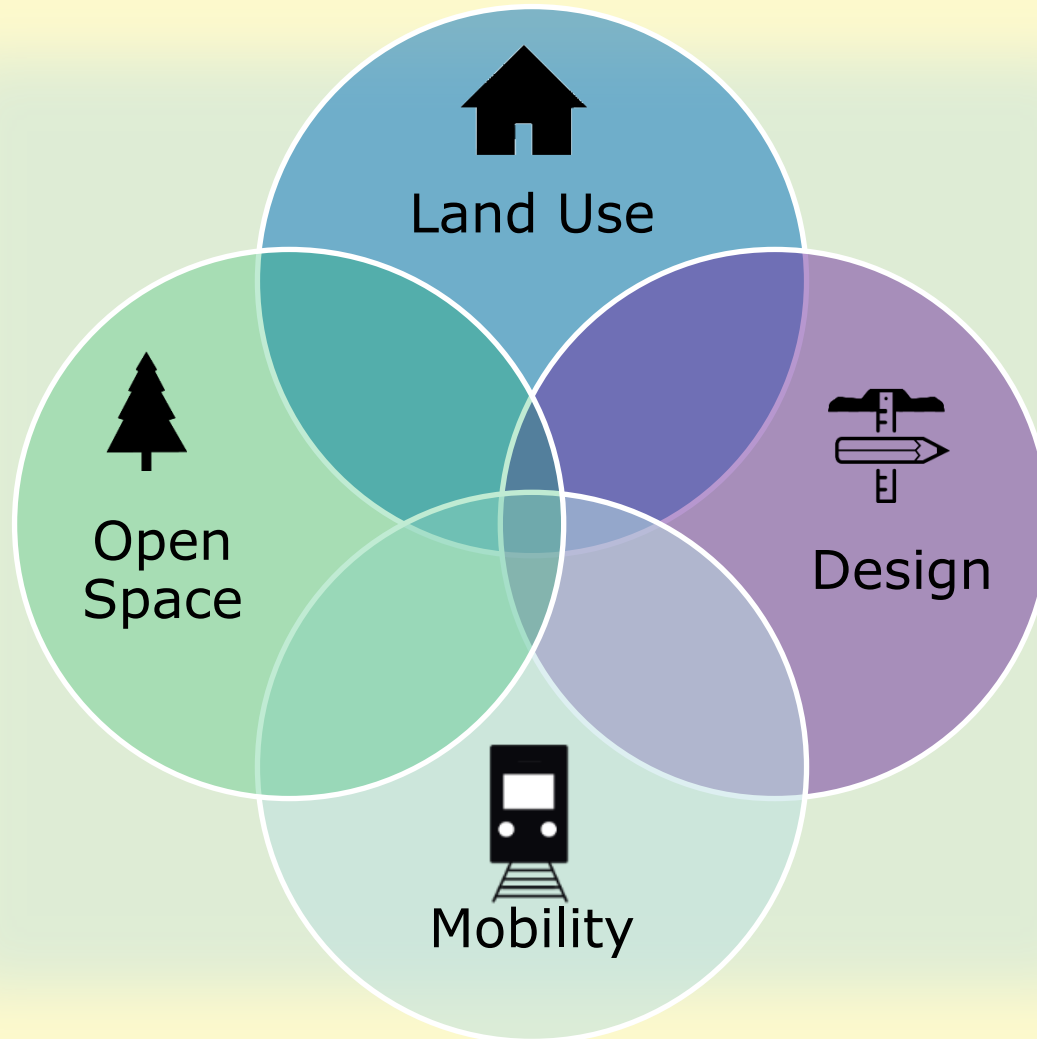
*Maps begin on page xx following Appendix text*



- Not adopted by City Council
- Tool for staff to track projects – can be updated
- Summary of adopted plans
- Report of analysis



- Study Area
  - Character Areas
  - Policy Areas
- Transit Station Areas
- JW Clay Blvd./UNC Charlotte
  - McCullough
  - University City Blvd.



**Building Blocks of  
Physical Form**



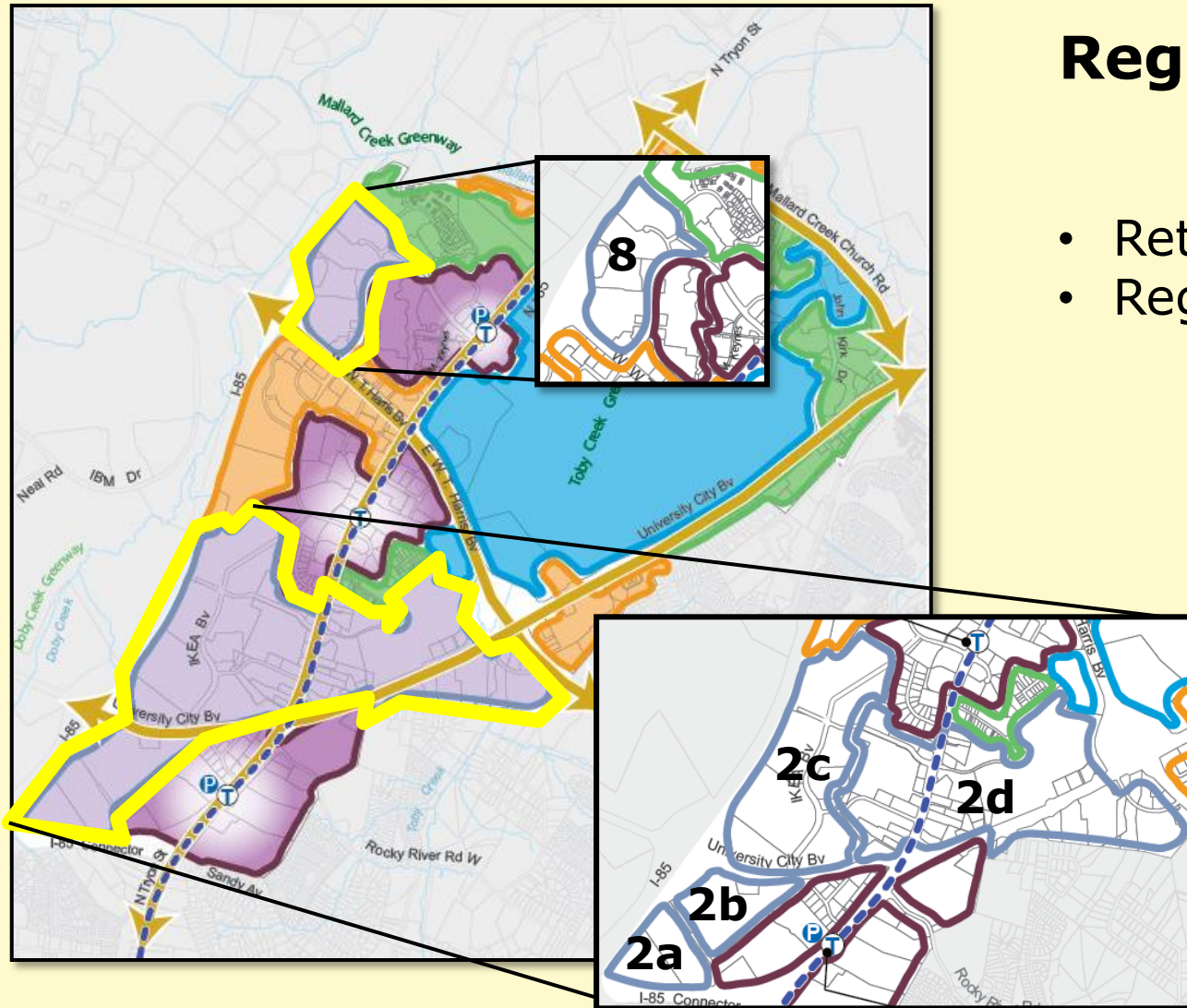
## Vision

- People-Oriented Place
- Energized by the light rail
- A popular destination
- For all people, all ages, income levels, and backgrounds
- Choices for living, shopping, working, learning, and enjoying leisure time



## Regional Service Areas

- Retail-based
- Regional destinations





**Regional Service  
Areas  
(2a, 2b, and 2c)**





**Regional Service  
Areas  
(2c)**

**University City Blvd.**

**Ikea**

**Furniture  
Row**

**Ikea Blvd.**

**Hobby Lobby,  
Michaels, etc.**

**I-85**





**Regional Service  
Areas  
(2c and 2d)**

**University  
Research  
Park**

**I-85**

**Ikea Blvd.**

**Furniture  
Row**

**Walmart**

**Brookside Ln.**

**Golden  
Corral**

**Marathon,  
Subway**

**N. Tryon St.**





**Regional Service  
Areas  
(8)**

**University  
Research  
Park**

**I-85**

**Old  
Walmart**

**Sam's**

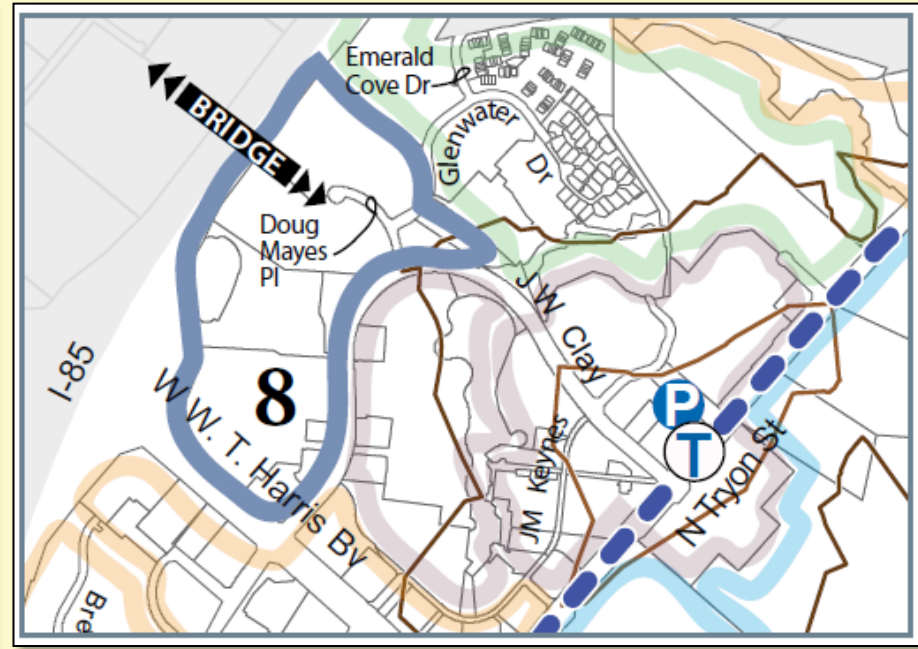
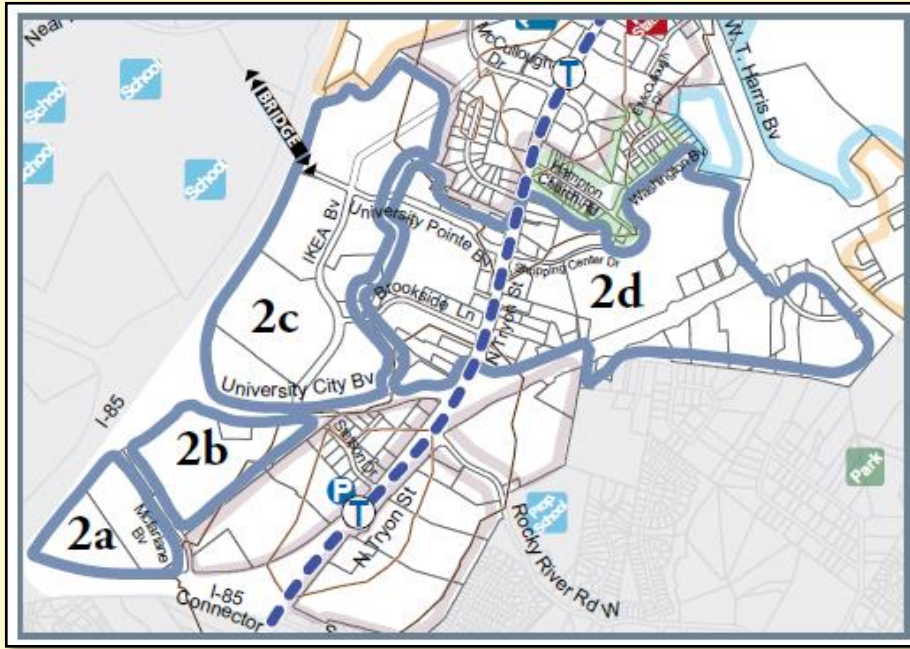
**JW Clay Blvd.**

**University  
Place**





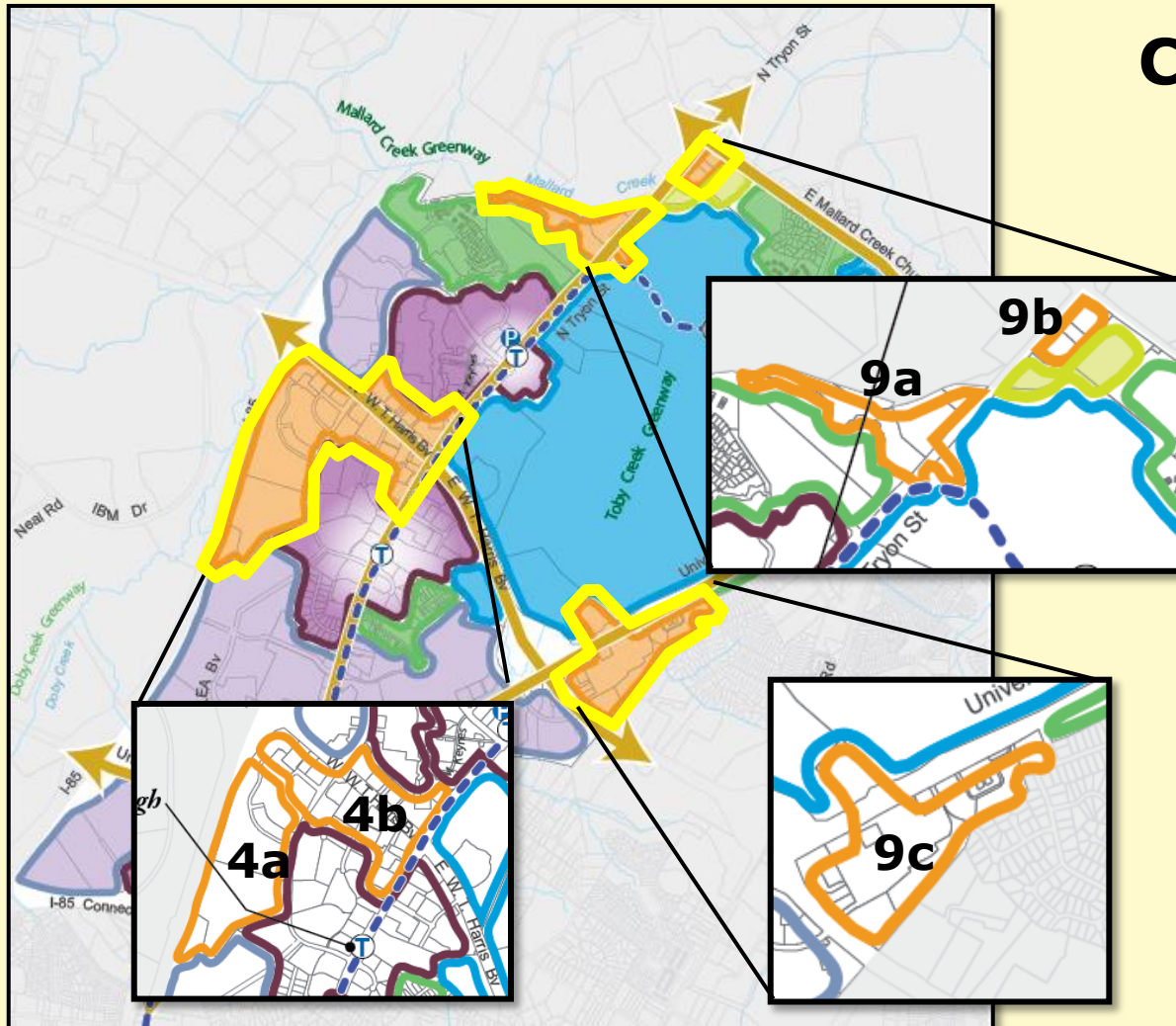
# Regional Service Areas Policy Recommendations



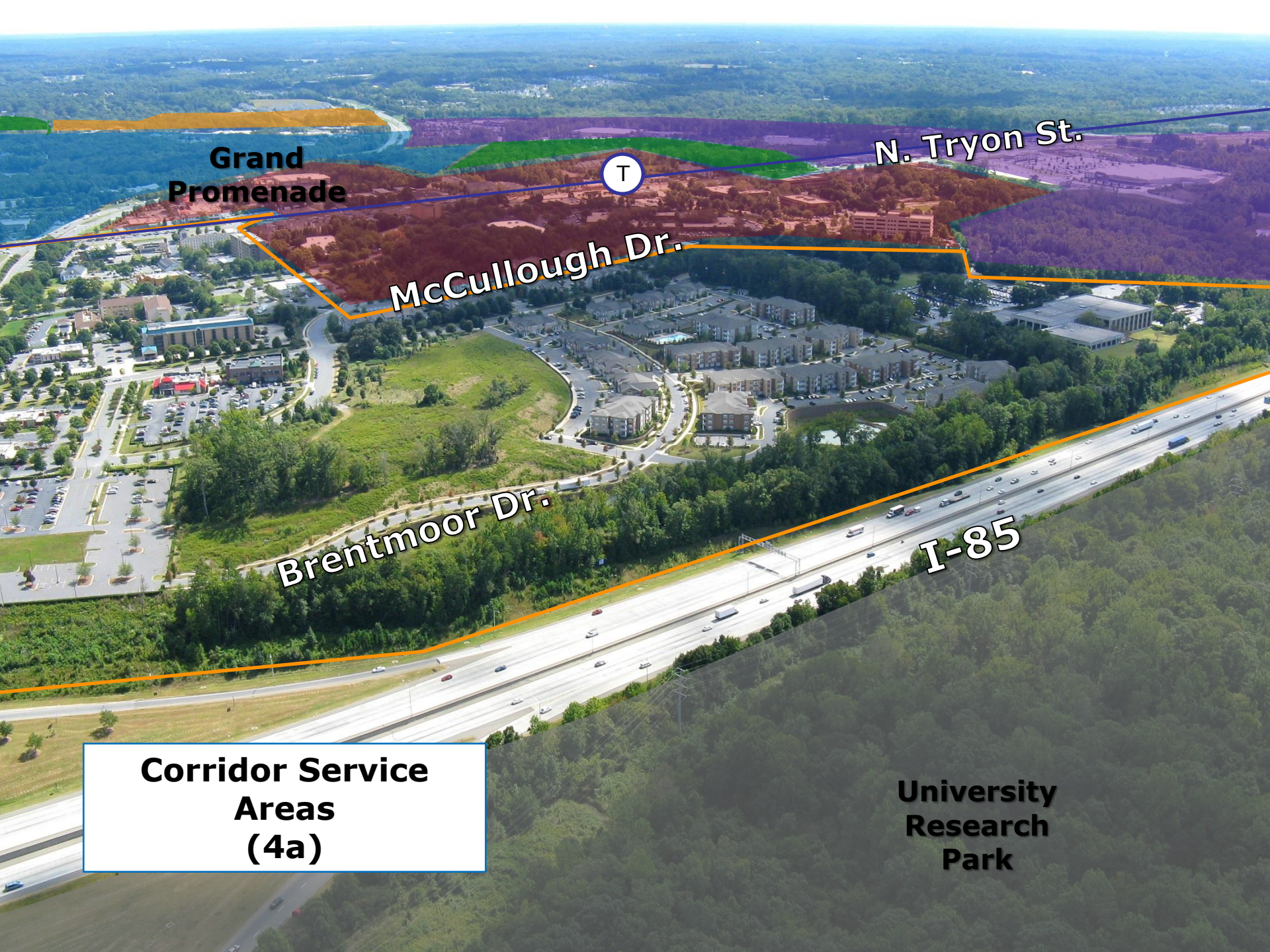
- Continued use/potential expansion of existing uses
- Developments transition to include a mix of uses
- Emphasis on enhancing walkability
- Expanded street network
- Activating streets/sidewalks

## Corridor Service Areas

- Mostly retail
- Along major streets
- I-85 interchange







**Grand  
Promenade**



**N. Tryon St.**

**McCullough Dr.**

**Brentmoor Dr.**

**I-85**

**Corridor Service  
Areas  
(4a)**

**University  
Research  
Park**



**I-85**

**McCullough Dr.**

**Friday's**

**WT Harris Blvd.**

**Hilton**

**Shoney's**

**N. Tryon St.**

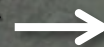
**Grand Promenade**

**Corridor Service  
Areas  
(4b)**



**Corridor Services  
Areas  
(9a and 9b)**

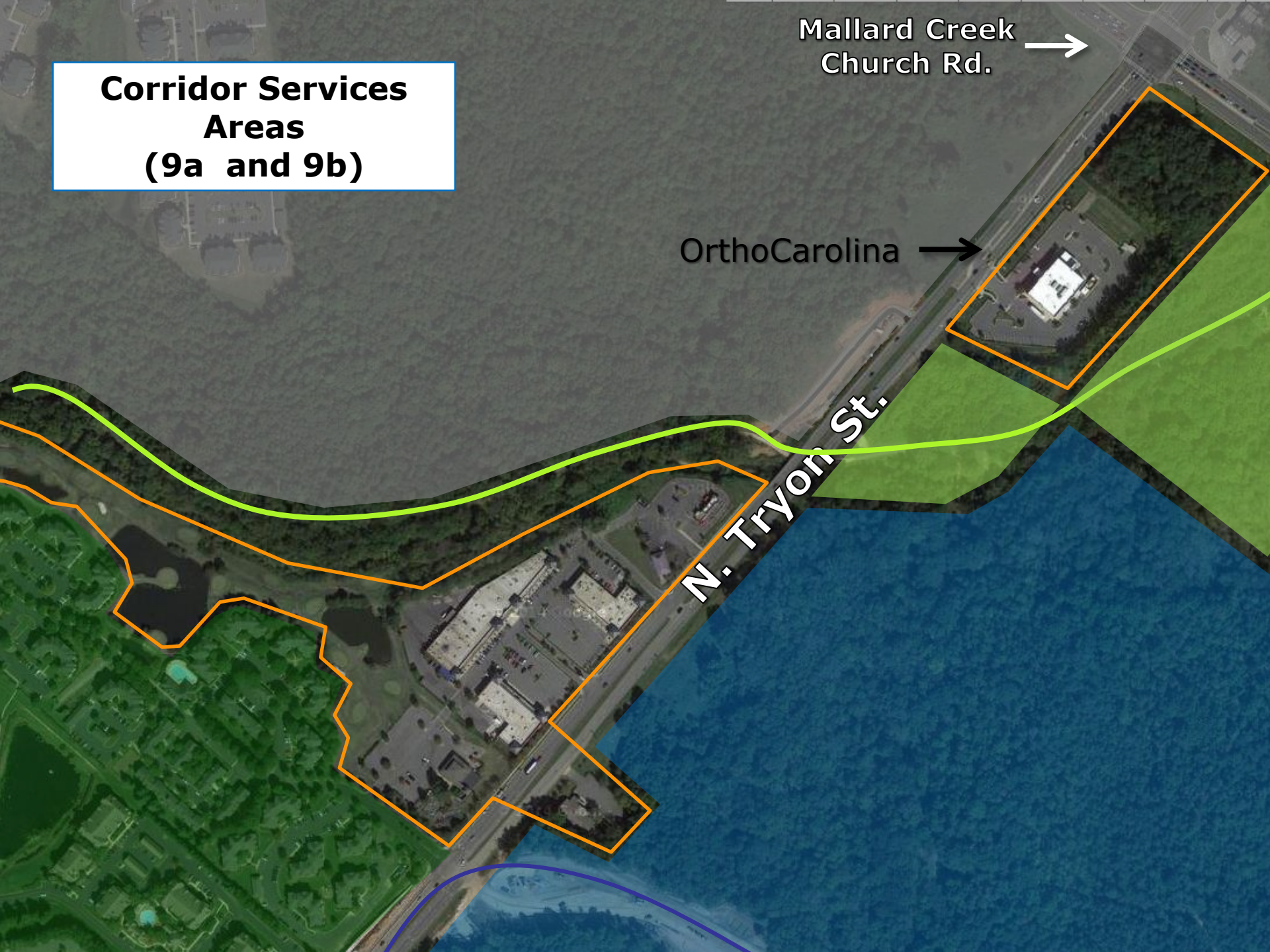
Mallard Creek  
Church Rd.



OrthoCarolina



N. Tryon St.





**UNC  
Charlotte**

College  
Downs

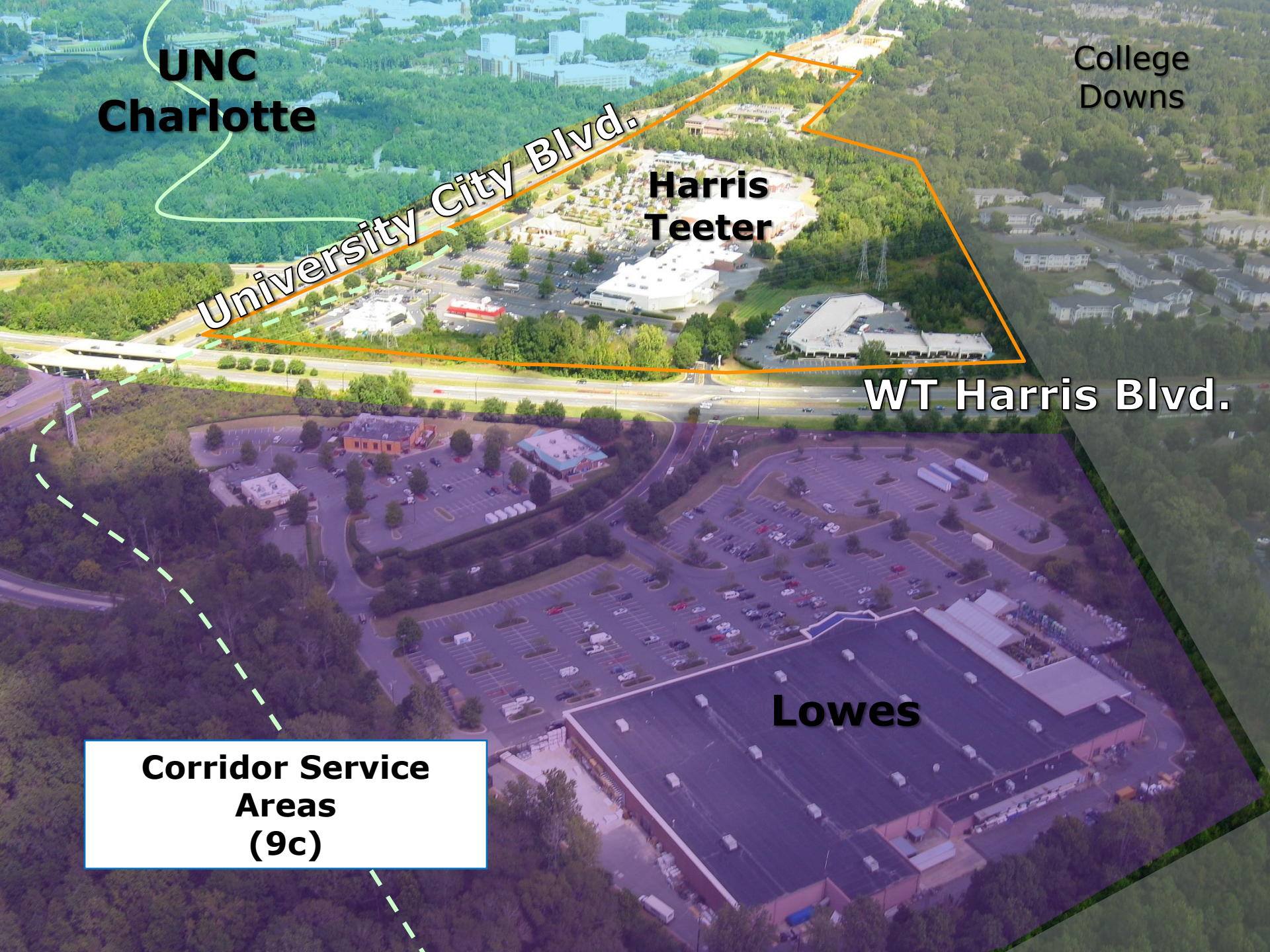
**University City Blvd.**

**Harris  
Teeter**

**WT Harris Blvd.**

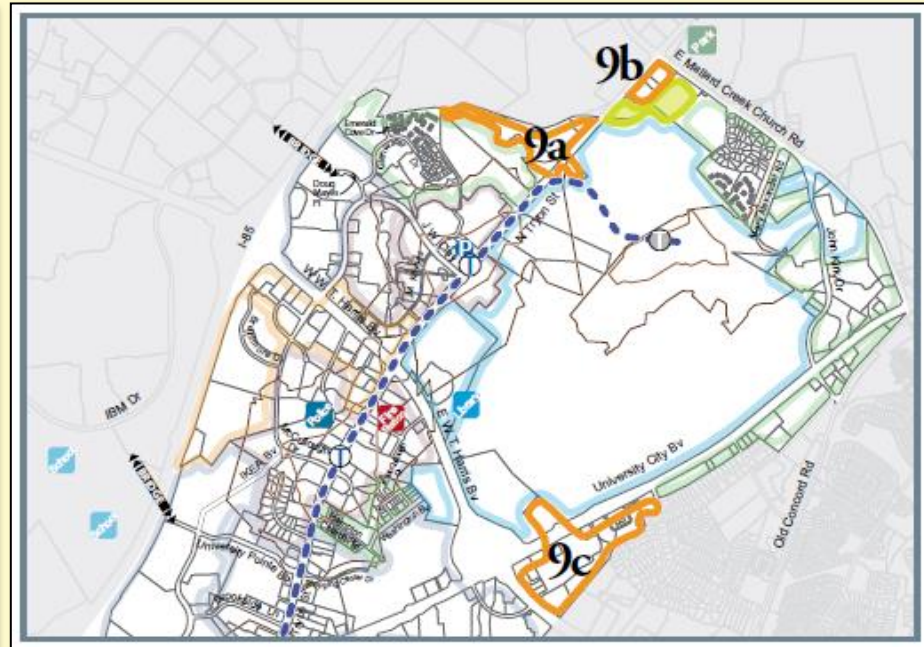
**Corridor Service  
Areas  
(9c)**

**Lowes**



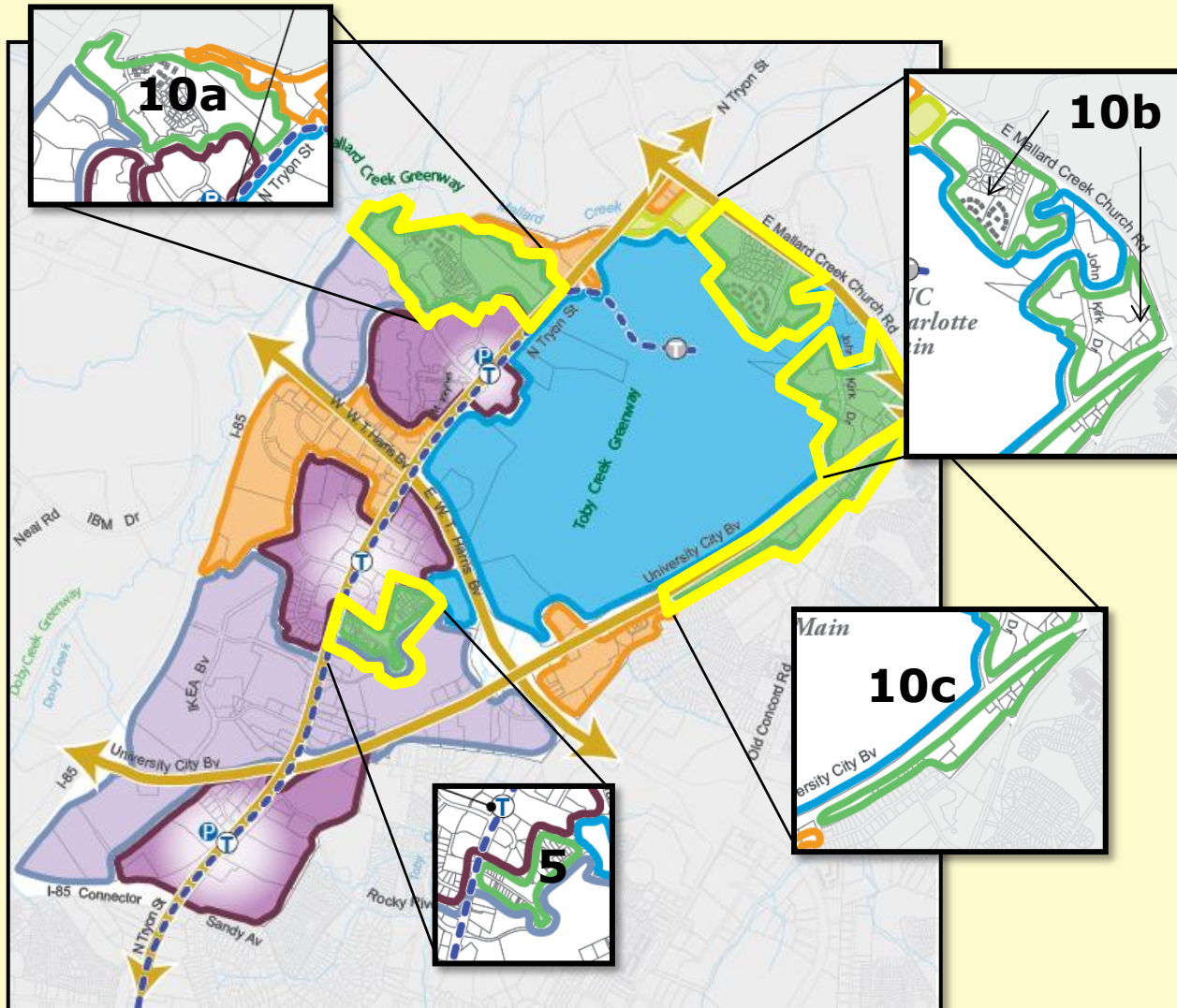


# Corridor Service Areas Policy Recommendations



- Mix of uses - potential for infill and/or redevelopment
- Pedestrian connections from sidewalks to building entrances
- Minimize large surface parking lots between buildings and streets
- Enhance building presence along major streets

# University City Area Plan Policy Recommendations



## Primarily Residential Areas

- Established residential areas
  - Single-family
  - Multi-family

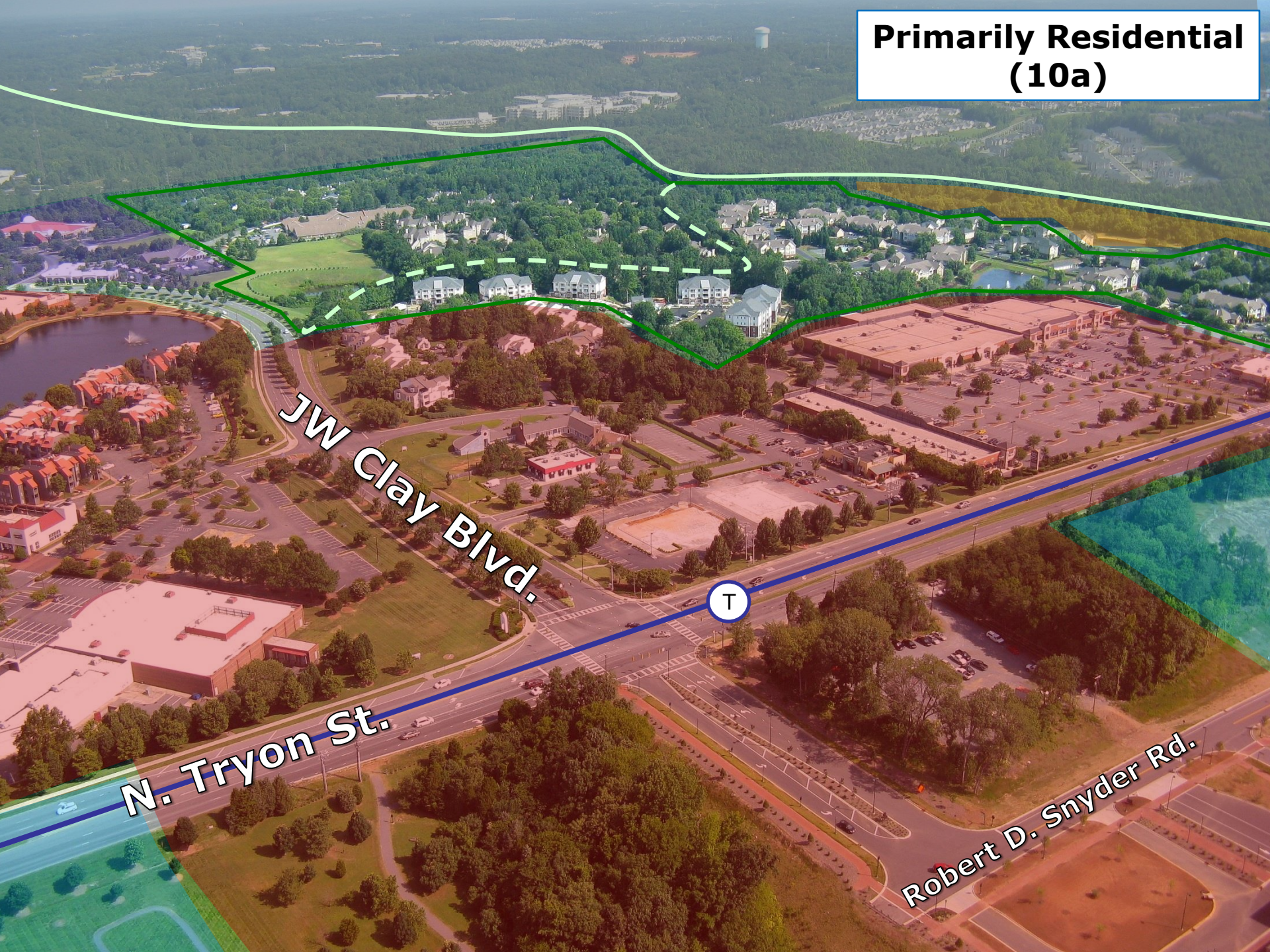


**Primarily Residential  
(5)**





**Primarily Residential  
(10a)**



JW Clay Blvd.

N. Tryon St.

Robert D. Snyder Rd.



**Primarily Residential  
(10b)**





**Primarily Residential  
(10c)**

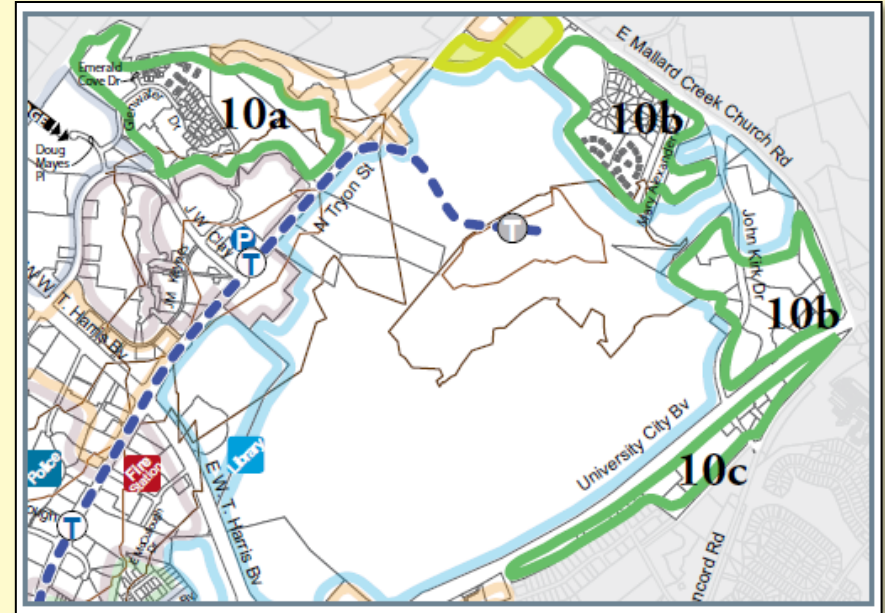
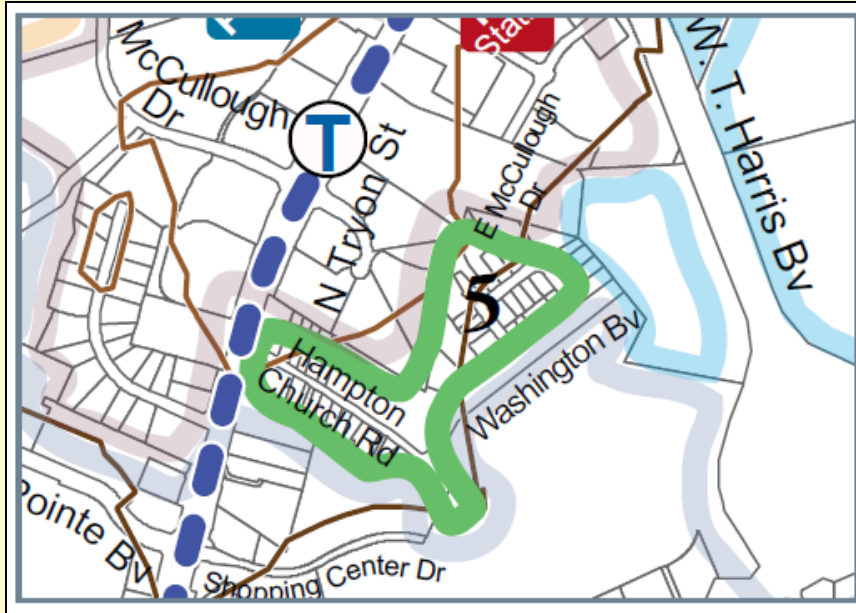
University City Blvd.

John Kirk Dr.

Old Concord Rd.

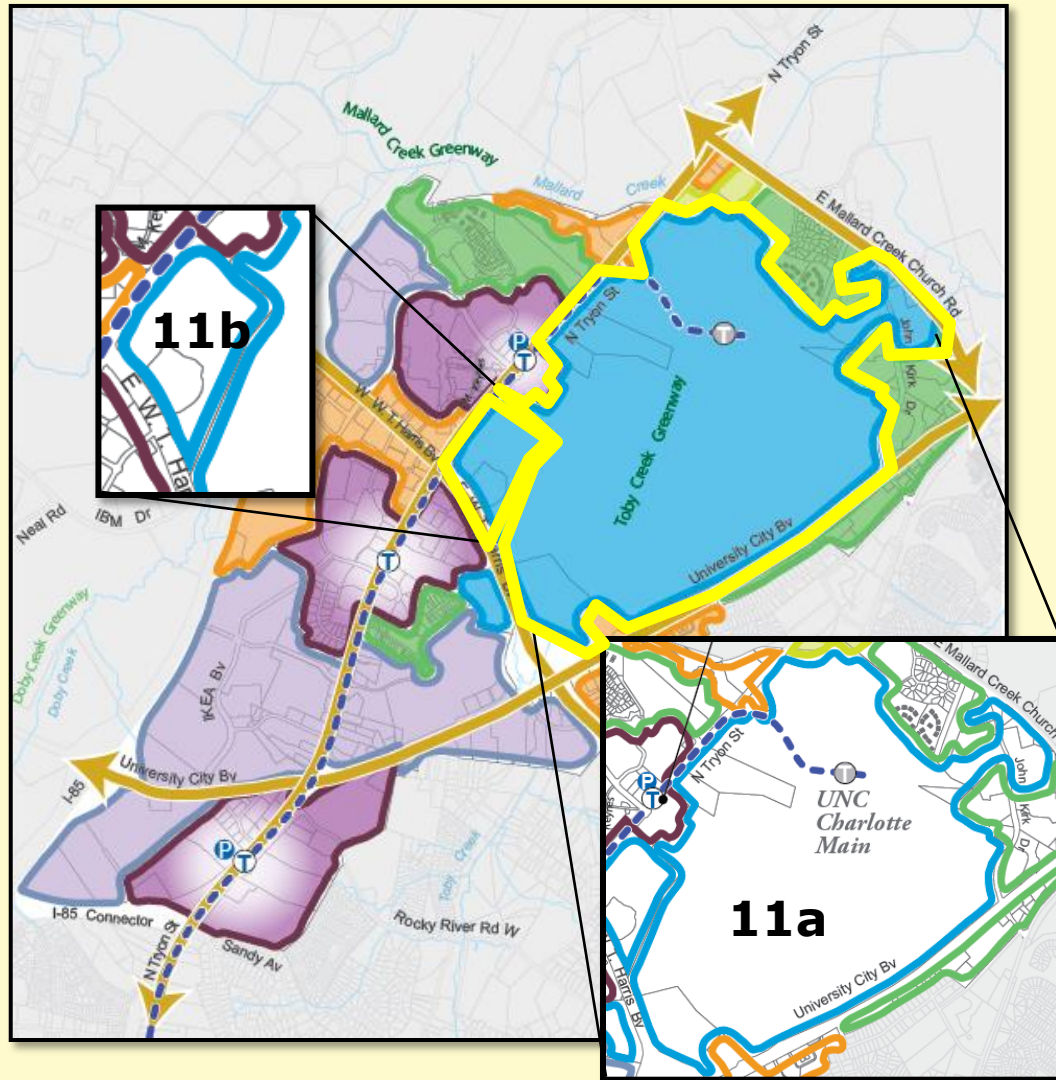
College  
Downs

# Primarily Residential Policy Recommendations



- Protect established neighborhoods
- Maintain variety of housing types
- Potential for office/retail in specified locations
- Height limits adjacent to established lower density neighborhoods, reduce bulk appearance with good building design



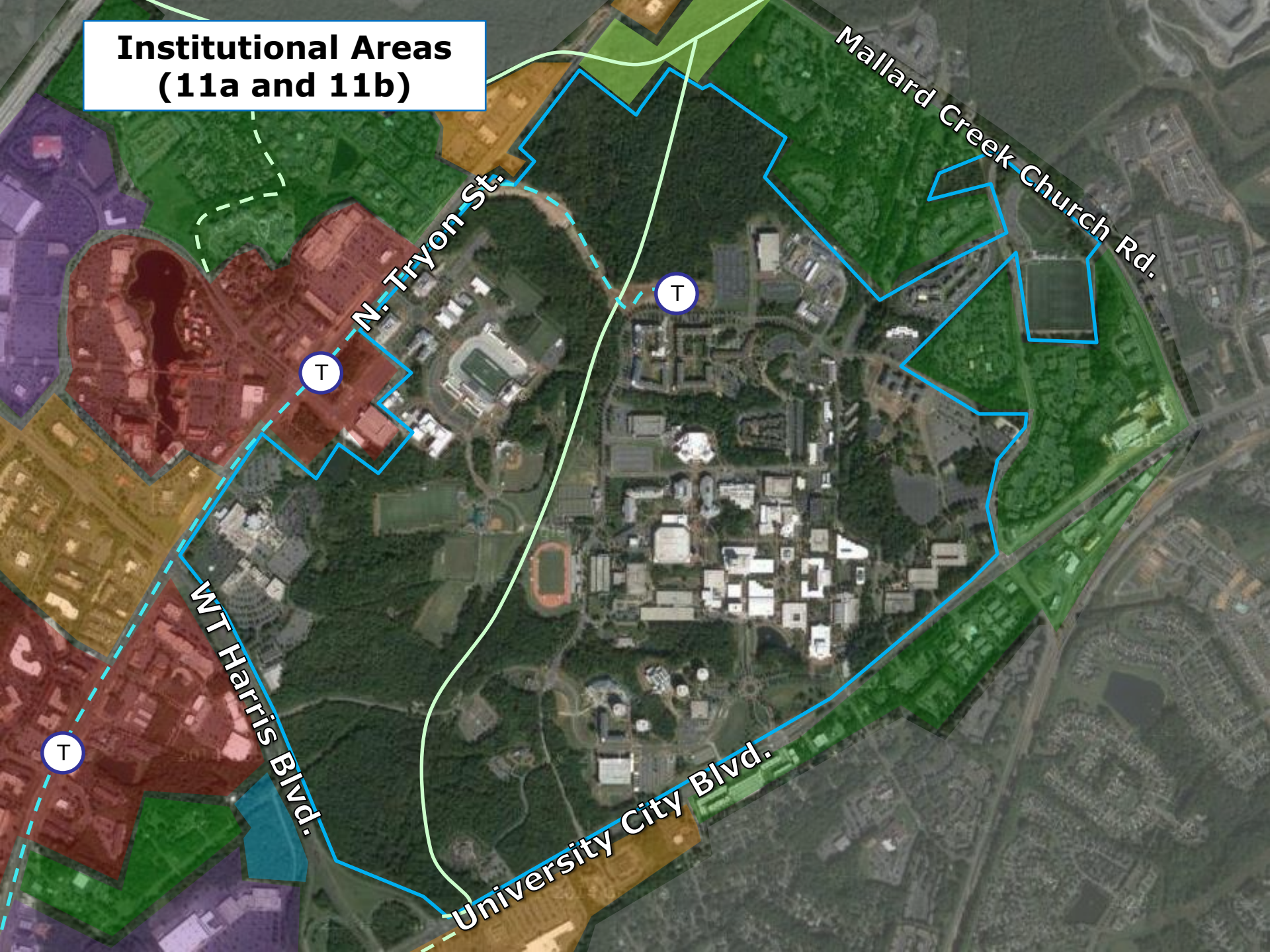


## Institutional Areas

- UNC Charlotte Main Campus
- Hospital



**Institutional Areas  
(11a and 11b)**

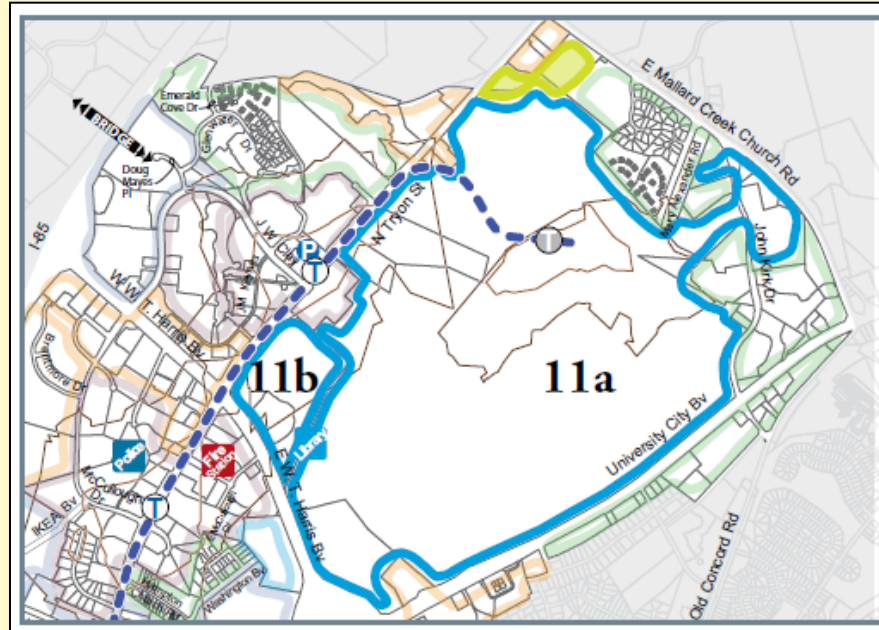


N. Tryon St.

Mallard Creek Church Rd.

WT Harris Blvd.

University City Blvd.



- UNC Charlotte Campus Master Plan
- Institutional uses anticipated to remain and expand
- Increase connectivity between the two uses



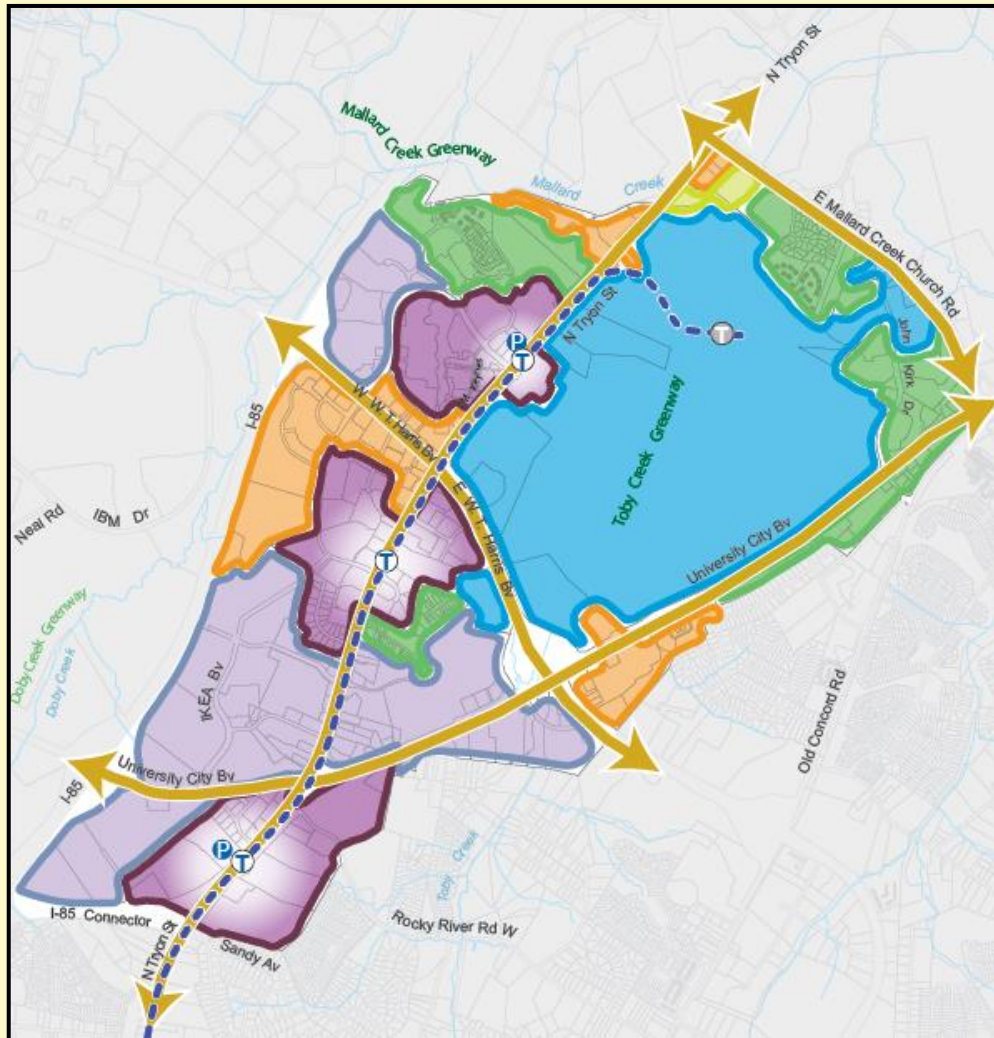
## **Planning Committee – Public Comment, January 17, 2015**

- 14 people provided comments to the Committee
- Comments were generally in support of the plan
- University City Partners' Executive Director spoke in favor of the plan and of their involvement throughout the process
- Several comments related to the desire for additional parks and recreation opportunities in University City
  - University City Partners is working with Mecklenburg County Parks and Recreation on a Parks Master Plan for University City. This is one of the implementation strategies that will build off of this plan
- Support and desire for pedestrian connectivity and urban form of new development, especially in transit station areas



## Next Meeting

- ☑ Covered Transit Station Areas
- ☑ Covered all remaining Character Areas today
- Will cover Implementation at next meeting



## 2015

- Jan. – Planning Committee public comment
- TAP Committee - information

- Feb. – TAP Committee - information
- Planning Committee recommendation
- TAP Committee referral to Council for public comment

- March – City Council public comment
- TAP Committee recommendation

- April – City Council Action



# University City Area Plan Comments

**Email [BLEStationAreaPlans@charlottenc.gov](mailto:BLEStationAreaPlans@charlottenc.gov)**

**Call Planning Staff at 704-336-5718**

**Attend Public Comment opportunities at  
Planning Committee and/or City Council  
meetings**



# Thank You!

<http://UCAP.charlotteplanning.org>

Updates for Blue Line Extension

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